



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 17, 2021

Gerald Byrd  
Byrd Surveying  
2609 Halls Mill Road  
Mobile, Alabama 36606

**Re: 2621 Ralston Road**  
(South side of Ralston Road, 244'± West of South Florida Street).  
Council District 5  
**PUD-001870-2021 (Planned Unit Development)**  
**St John's Deliverance Temple**  
Planned Unit Development Approval to allow multiple buildings on a single building

Dear Applicant(s)/ Property Owner (s):

At its meeting on December 16, 2021, the Planning Commission considered the above referenced Planned Unit Development application.

**After discussion, the Planning Commission determined the following Findings of Fact for Approval for the Planned Unit Development:**

- a. the proposal promotes the objective of Creative design (*to encourage innovative and diversified design in building form and site development*), because the site will not conform to standard development regulations;
- b. the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it will allow the subject site to be restored to its previously existing condition;
- c. the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because it allows the expansion of an existing church on the existing site;

**The approval is subject to the following condition:**

- 1) full compliance with all municipal codes and ordinances.

**PUD-001870-2021 St. John's Deliverance Temple**  
**December 17, 2021**

Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning



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Gerald Byrd  
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2609 Halls Mill Road  
Mobile, Alabama 36606

**Re: 2621 Ralston Road**  
(South side of Ralston Road, 244'± West of South Florida Street).  
Council District 5  
**ZON-001871-2021 (Rezoning)**  
**St. John's Deliverance Temple (Gerald Byrd, Agent)**  
Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District

.Dear Applicant(s)/ Property Owner (s):

At its meeting on December 16, 2021, the Planning Commission considered the above referenced Rezoning application.

**After discussion, the Planning Commission determined that the following conditions prevail to support the rezoning request:**

- 1) **there is a manifest error in the Ordinance; and**
- 2) **the subdivision of land into building sites makes reclassification of the land necessary and desirable.**

**As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:**

- 1) **full compliance with all municipal codes and ordinances.**

**The advertising fee for this application is \$255.85. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.**

If you have any questions regarding this action, please call this office at 251-208-5895.

**ZON-001871-22021 St. Johns Deliverance Temple**  
**November 17, 2021**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Ms. Jennifer Denson, Secretary

By:

A handwritten signature in black ink, appearing to read "Margaret Fappas", written over a horizontal line.

Margaret Fappas  
Deputy Director of Planning and Zoning